



MINUTES

HUNTINGTON BEACH PLANNING COMMISSION

TUESDAY, AUGUST 22, 2006

HUNTINGTON BEACH CIVIC CENTER

2000 MAIN STREET, HUNTINGTON BEACH, CALIFORNIA 92648

5:15 P.M. - ROOM B-8 (CITY HALL LOWER LEVEL)

CALL PLANNING COMMISSION MEETING TO ORDER

ROLL CALL: *P* *P* *P* *P* *P* *P* *A*
Burnett, Livengood, Scandura, Dingwall, Ray, Horgan, Dwyer
Commissioner Dwyer arrived at 5:35 pm

AGENDA APPROVAL

A MOTION WAS MADE BY LIVENGOOD, SECONDED BY SCANDURA TO APPROVE THE PLANNING COMMISSION STUDY SESSION AGENDA OF AUGUST 22, 2006, BY THE FOLLOWING VOTE:

AYES: Burnett, Livengood, Scandura, Dingwall, Ray, Horgan
NOES: None
ABSENT: Dwyer
ABSTAIN: None

MOTION APPROVED

A. PROJECT REVIEW (FUTURE AGENDA ITEMS):

A-1. ENTITLEMENT PLAN AMENDMENT NO. 06-04 (AMENDMENT TO CONDITIONAL USE PERMIT NO. 03-35 – TARGET DEPARTMENT STORE) - Ron Santos

Ron Santos, Associate Planner, reviewed the proposed amendment regarding delivery hours and holiday store hours. He stated that Target has requested an amendment to the Conditions of Approval to allow a store opening time of 6:00 a.m. from Thanksgiving to New Year's Day and product deliveries at the west side door of the building. Santos further stated that the City Council directed staff to process the amendment within a 60-day period.

Discussion ensued regarding the loading door location, deliveries, noise, and the amendment process.

A-2. CONDITIONAL USE PERMIT NO. 06-20 (PONDEROSA STEAKHOUSE – 300 PACIFIC COAST HIGHWAY) – Rami Talleh

Rami Talleh, Associate Planner, gave an overview of the proposed project. He stated that the request included a two phase 1,000 square foot outdoor dining area. The second phase of the outdoor dining would be completed some time in the future and a parking analysis would be conducted prior to approval.

Discussion ensued regarding parking, outdoor dining, live music and entertainment.

Herb Fauland, Principal Planner, explained that the site was the original relocation of the Golden Bear, which provided live music along with Pepper's restaurant, which also had live music.

A-3. ZONING TEXT AMENDMENT NO. 06-02 (DENSITY BONUS ORDINANCE) – Rosemary Medel

Rosemary Medel, Associate Planner, explained the proposed amendments to the Density Bonus Ordinance. She referred to charts she had prepared in the staff report that explained the amendments based on the changes to State law. She further stated that the amendment covers affordable housing, childcare facilities and is developer friendly.

Discussion ensued between the Commissioners and staff regarding the childcare facilities and state requirements for affordable housing versus city requirements.

Ray questioned the proposed language of the Ordinance.

Leonie Mulvihill, City Attorney, explained that the language needs to be consistent with state law and advised against the Planning Commission changing the language as it pertains to state requirements.

Chair Dingwall stated that Public Comments will be moved ahead of Item B-1.

THE MINUTES WILL REFLECT ITEMS IN THEIR ORIGINAL ORDER

B. STUDY SESSION ITEMS:

B-1. PROJECT REVIEW PROCESS UPDATE – Steve Ray

Ray explained that this process deals primarily with large projects and whether or not a second study session would become a requirement.

Mulvihill advised that the second study session should be held on the public hearing date and does not recommend it become a requirement but handled on a case-by-case basis.

Scott Hess, Acting Director of Planning, stated that if the second study session becomes a requirement it would negatively impact the staff and other projects.

Commissioner Livengood voiced concern regarding the definition of a major project.

Discussion ensued regarding the ramifications of a required second study session for more significant projects.

Commissioner Scandura called for a straw vote on whether or not the second study session should be deemed optional or required in the review process.

A STRAW VOTE MOTION WAS MADE BY COMMISSIONER SCANDURA, SECONDED BY COMMISSIONER LIVENGOD REGARDING STUDY SESSIONS REMAINING OPTIONAL AND AT THE DISCRETION OF THE PLANNING COMMISSION, THE VOTE AS FOLLOWS:

AYES:	Burnett, Livengood, Scandura, Horgan, Dwyer
NOES:	Dingwall, Ray
ABSENT:	None
ABSTAIN:	None

MOTION PASSED

The Planning Commission by acclamation referred the item to the subcommittee for review.

C. AGENDA REVIEW (UPDATE ON ALL AGENDA ITEMS) – NONE

D. PLANNING COMMISSION COMMITTEE REPORTS - NONE

E. PUBLIC COMMENTS (Regarding Study Session Portion of Meeting):

Mike Adams, applicant for Study Session Item A-2, spoke in favor of the proposed project and advised that the establishment will have a dining area, pool tables and dancing. He advised that the outdoor dining would be located under the walkway, which will also alleviate noise. He stated that he was available for questions.

F. PLANNING COMMISSION COMMENTS:

Commissioner Burnett commended Rosemary Medel on her presentation of the Density Bonus Ordinance.

Commissioner Dwyer voiced his appreciation of the Planning Staff's consistent professionalism in presenting projects and in assisting the Planning Commissioners.

7:00 P.M. – COUNCIL CHAMBERS

CANCELLED: NO PUBLIC HEARINGS

ADJOURNMENT:

Adjourned at 7:30 p.m. to the next regularly scheduled meeting of Tuesday, September 12, 2006.

APPROVED BY:

Scott Hess, Secretary

Robert Dingwall, Chair